052.0	0001	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,300 /	757,300
					USE VALUE:	757,300 /	757,300
					ASSESSED:	757,300 /	757,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RAMSDELL CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PURINTON JAYME S/ TRUSTEE
Owner 2:	RAMSDELL COURT REALTY TRUST
Owner 3:	
Street 1:	5 RAMSDELL CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PURINTON TRACY F & JAYME S -
Owner 2:	-
Street 1:	38 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .058 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1850, having primarily Vinyl Exterior and 2148 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2528.000	410,200		347,100	757,300
Total Card	0.058	410,200		347,100	757,300
Total Parcel	0.058	410,200		347,100	757,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.56 /Parcel: 352.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 35795

GIS Ref

GIS Ref

Insp Date 11/01/18

!4306!

PREVIOUS ASSESSMENT

Parcel ID 052.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	410,200	0	2,528.	347,100	757,300		Year end	12/23/2021
2021	104	FV	391,000	0	2,528.	347,100	738,100		Year End Roll	12/10/2020
2020	104	FV	391,200	0	2,528.	347,100	738,300	738,300	Year End Roll	12/18/2019
2019	104	FV	321,000	0	2,528.	347,100	668,100	668,100	Year End Roll	1/3/2019
2018	104	FV	321,000	0	2,528.	233,000	554,000	554,000	Year End Roll	12/20/2017
2017	104	FV	301,300	0	2,528.	223,100	524,400	524,400	Year End Roll	1/3/2017
2016	104	FV	301,300	0	2,528.	203,300	504,600	504,600	Year End	1/4/2016
2015	104	FV	252,100	0	2,528.	163,600	415,700	415,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:20:41

LAST REV

Date	Time
06/08/21	12:25:24
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4306

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PURINTON TRACY	72591-500	1	5/13/2019	Convenience	1	No	No		
DIGNAN MARK E,	71950-203	1	11/30/2018		770,000	No	No		
PATCH PETER	25862-47		12/1/1995		145,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2019	205	Insulate	9,100	C				
2/15/2019	206	Re-Roof	7,600	C				
12/27/2012	1690	Inter Fi	2,500	C				
10/9/2001	743	Re-Roof	500	C				
7/30/1997	471		1,800					8X14 TWO WDKS

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
8/21/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	35795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2528		Sq. Ft.	Site		0	70.	1.96	11									347,088						347,100	

Total AC/HA:	0.05803	Total SF/SM:	2528	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	347,088	Spl Credit		Total:	347,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.18680978
Const Adj.:	0.97272485
Adj $ / SQ:	196.255
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586741
Depreciation:	176492
Depreciated Total:	410249

COMMENTS

CHANGED FROM 1 TO 2 FAMILY AUG/1996. PM.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

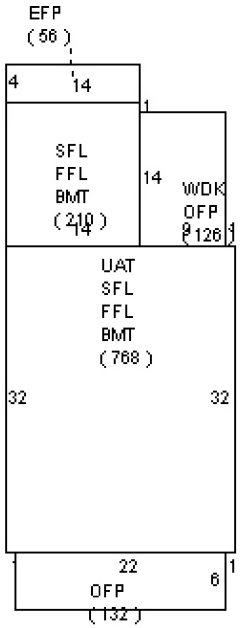
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	196.25
Special Features:	0	Val/Su Net:	115.03
Final Total:	410200	Val/Su SzAd	209.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	978	58.880	57,581
FFL	First Floor	978	196.250	191,937
SFL	Second Floor	978	196.250	191,937
OFP	Open Porch	258	22.270	5,746
UAT	Upper Attic	192	137.380	26,377
WDK	Deck	126	13.560	1,708
EFP	Enclos Porch	56	70.620	3,955
	Net Sketched Area:	3,566	Total:	479,241
Size Ad	1956	Gross Area	4142	FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

052.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: